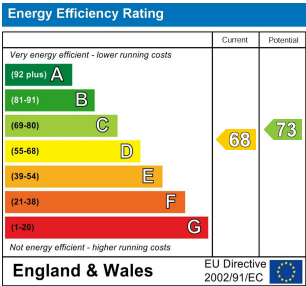


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 4 Sowood View, Ossett, WF5 0LG

### For Sale Freehold Offers In The Region Of £499,950

A superbly presented, high specification five bedroom detached family home, situated in the highly sought after area of Ossett. Offering five spacious bedrooms, a stunning open plan kitchen diner with integrated appliances, a generous enclosed rear garden, and a driveway with integral garage, this exceptional property is ideal for growing and larger families.

The property is approached via a block paved walkway leading to a composite front door, which opens into a welcoming entrance hall with staircase to the first floor. The entrance hall provides access to a spacious living room featuring a large UPVC double glazed bay window, allowing for an abundance of natural light. From here, the accommodation flows into the impressive open plan kitchen diner, complete with a central breakfast island and a range of high specification integrated appliances. The kitchen provides access to the rear garden, useful understairs storage, and a separate sitting room, which in turn offers direct access to the integral garage. To the first floor, the landing leads to five well-proportioned bedrooms. The principal bedroom benefits from a contemporary en-suite shower room, while the remaining bedrooms are served by a modern shower room and a stylish family bathroom. The combination boiler is discreetly housed within a cupboard on this floor. Externally, the property enjoys a low maintenance front garden with a block paved pathway, along with a block paved driveway to the side providing off road parking and access to the integral garage. To the rear is a fully enclosed, west facing garden featuring a timber decked seating area and a lawned section, ideal for outdoor dining and entertaining.

The property is conveniently located close to well regarded primary, secondary, and sixth form schools, and benefits from excellent motorway links, making it an ideal choice for commuters.

Finished to an exceptional standard and offered in true turnkey condition, this outstanding home must be viewed internally to fully appreciate the space, quality, and lifestyle on offer. Early viewing is highly recommended.





ACCOMMODATION

ENTRANCE HALL

A frosted UPVC window to the front elevation, staircase to the first floor landing, central heating radiator and doors providing access to the living room and open-plan kitchen diner.

LIVING ROOM

12'7" x 12'7" [3.84m x 3.84m]  
LVT flooring, a central heating radiator and a double glazed UPVC bay window to the front elevation with a ceiling height finish.

OPEN PLAN KITCHEN DINER

19'10" x 13'6" (max) x 11'9" (min) [6.05m x 4.13m (max) x 3.59m (min)]  
A range of wall and base units with handleless doors and quartz work surfaces. Integrated appliances include a fridge freezer, dishwasher, and wine chiller. A stainless steel sink with mixer tap and drainer, a range cooker with tiled splashback and spotlights above, exposed brick detailing, and inset ceiling spotlights. A kitchen island provides additional storage and preparation space. LVT flooring, a central heating radiator, double glazed UPVC windows overlook the rear elevation, with access through to the sitting room.



SITTING ROOM

10'1" x 9'11" [3.09m x 3.03m]  
Laminate flooring, a panelled feature wall, a double glazed UPVC window to the rear elevation and access into the integral garage.



INTEGRAL GARAGE

10'1" x 15'10" [3.09m x 4.85m]  
Sectional electric door, power and lighting, and space with plumbing for a washing machine and space for a dryer.

FIRST FLOOR LANDING

The first floor landing provides loft access and doors leading to five bedrooms, the main bathroom and a separate shower room.

BEDROOM ONE

13'5" x 12'8" [4.09m x 3.87m]  
Laminate flooring, a central heating radiator, and a UPVC double-glazed window to the front elevation, with access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'0" x 4'3" [2.15m x 1.32m]  
Tiled flooring, part tiled walls, a chrome towel radiator, vanity wash basin with mixer tap and storage, low flush w.c., and a shower cubicle with ceramic tray, mixer shower and shower attachment. Spotlights and an extractor fan.

BEDROOM TWO

11'8" x 13'9" [3.56m x 4.21m]  
Carpet flooring, a central heating radiator and a UPVC double glazed window overlooking the rear elevation.



BATHROOM/W.C.

7'10" x 7'6" [2.41m x 2.30m]  
Tiled flooring, a radiator, vanity unit with wash basin and mixer tap, w.c., and a tiled bath with hot and cold taps, overhead shower and shower attachment. A frosted UPVC window faces the rear elevation, with spotlights and an extractor fan. The gas central heating combination boiler is also housed here.



BEDROOM THREE

9'11" x 10'4" [3.03m x 3.15m]  
Laminate flooring, a central heating radiator and a double glazed UPVC window overlooking the rear elevation.

SHOWER ROOM/W.C.

6'3" x 4'3" [1.91m x 1.30m]  
Tiled flooring and full height wall tiling, vanity wash basin with mixer tap, low flush w.c., corner shower with ceramic tray, mixer shower, and shower attachment. A frosted UPVC window faces the side elevation, with extractor fan.



BEDROOM FOUR

9'11" x 10'5" [3.03m x 3.18m]  
Laminate flooring, a central heating radiator and a UPVC double glazed window to the front elevation.

BEDROOM FIVE

7'10" x 8'2" [2.39m x 2.49m]  
Carpet flooring, a central heating radiator and a UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property is a buffer yard with a block paved walkway leading to a composite front entrance door. There is a west facing buffer garden with block paving and a block-paved driveway to the side providing access to the integral garage. The rear garden comprises a timber decked seating area and a laid to lawn garden, all enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.